



12 Shepherd Way, Taverham

Guide Price £450,000

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Taverham, Norwich

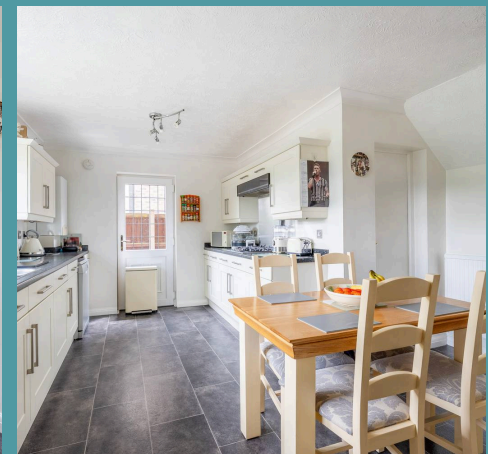
Guide Price £450,000 - £475,000. Superbly positioned in the desirable Thorpe Marriott area of Taverham, this executive four-bedroom detached home on Shepherd Way offers spacious, high-quality living in a sought-after residential setting – within a quiet cul-de-sac. Inside, you'll find a relaxed layout with plenty of room for family life, from cosy evenings by the wood burner to meals enjoyed in the bright dining room that opens onto the garden. Upstairs, the bedrooms provide comfortable, environments with the added convenience of a private en-suite to the master. Outside, the tiered garden creates inviting spots to relax or entertain, with the bonus of a hot tub and handy shed included depending on the price. This home truly balances everyday comfort with practical living in a quiet yet well-connected area. It's the perfect place to create lasting memories and enjoy all that Taverham has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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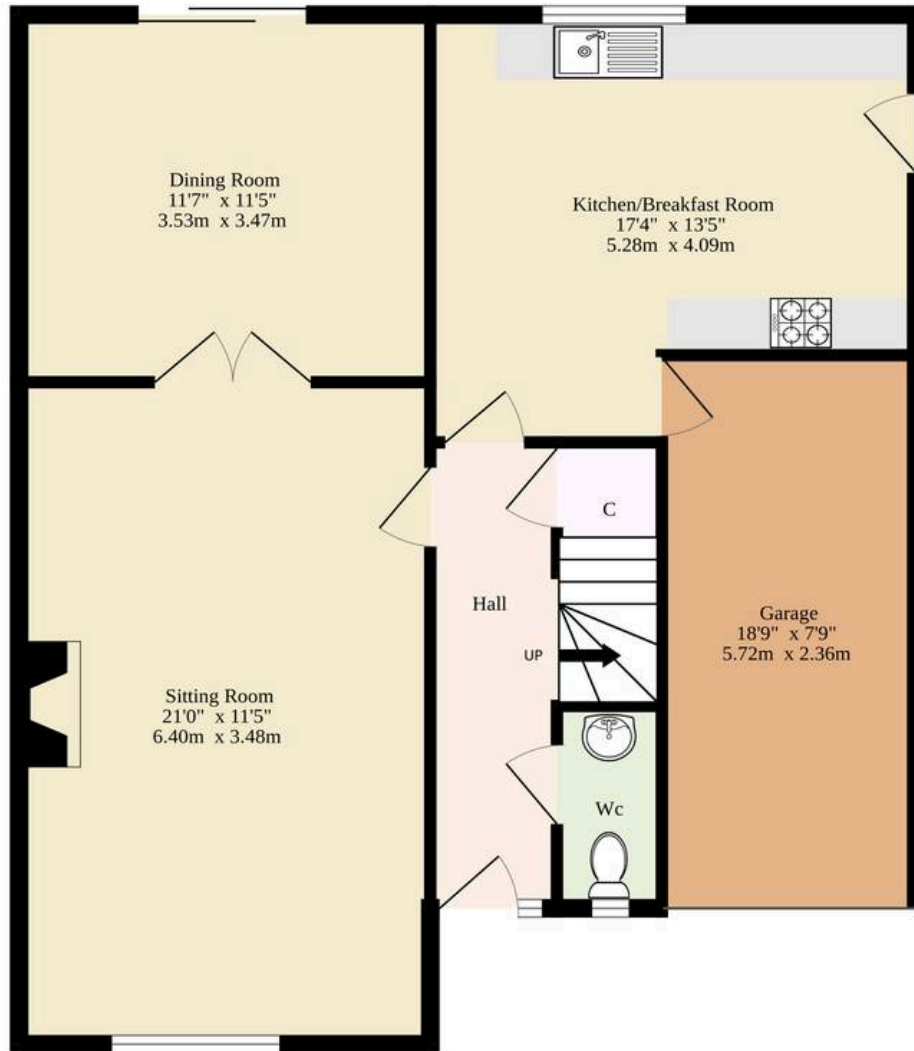
The Location

Perfectly positioned in Taverham, Shepherd Way. The area is ideal for those who enjoy a pleasant stroll, with well-lit streets offering safe and peaceful walking routes in either direction. Whether you're heading to the nearby the Tesco, within reach on foot, though a short drive may suit those with a bigger shop in mind.

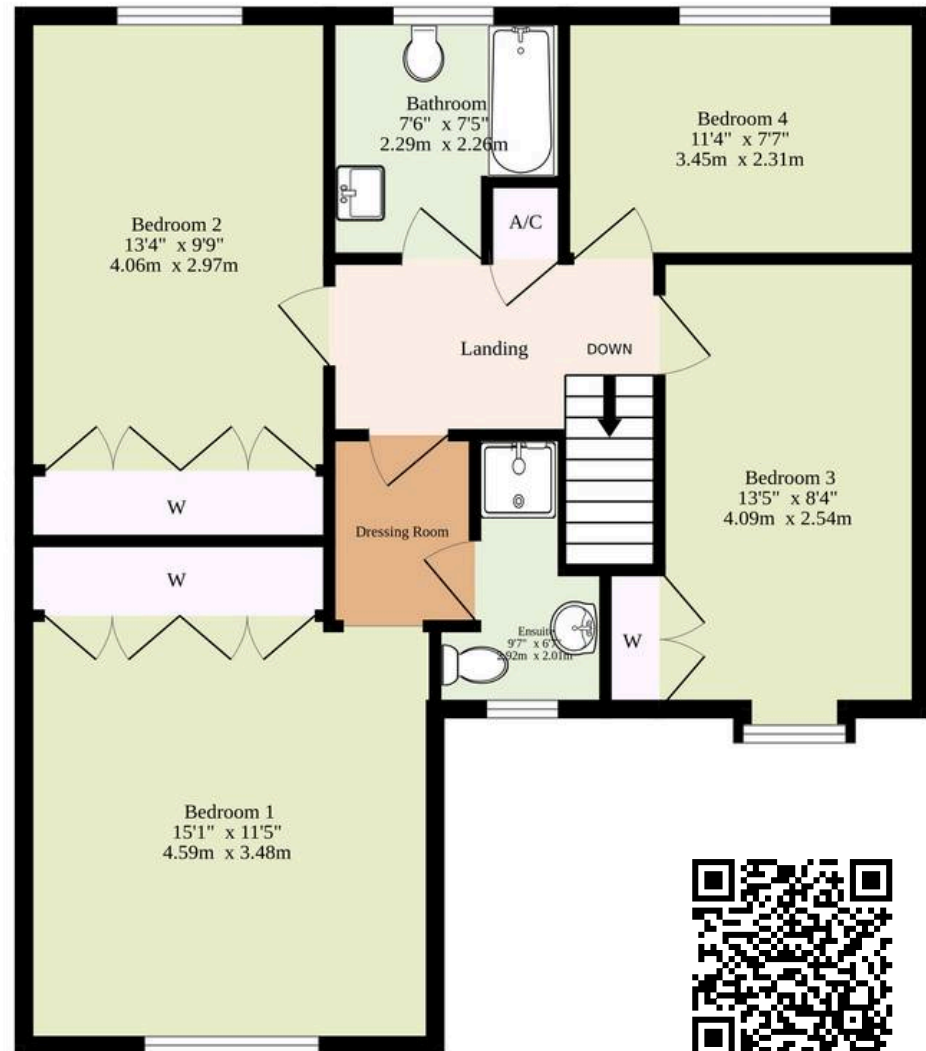
Families will appreciate how easy it is to reach local schools, with Ghost Hill Infant School and Taverham Junior just a short distance away, while older students benefit from proximity to Taverham High School and Sixth Form. For weekend wanderers or keen walkers, the scenic Marriott's



Ground Floor
903 sq.ft. (83.9 sq.m.) approx.



1st Floor
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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